

CREDICO FINANCE 8 S.R.L.

Largo Chigi 5 - 00187 Rome

Tax Code and Rome Companies Register no.:

08986101007

Rome Financial Administration Index: 1131474

MINUTES OF THE GENERAL MEETING OF INVESTORS

OF 28 APRIL 2010

In this year two thousand and ten on the 28th day of the month of April at 10:30 hours at Salita San Nicola da Tolentino, Rome, Italy, at the office of Mr. Bertani, the meeting of Investors of “CREDICO FINANCE 8 S.r.l.”, registered on the General List pursuant to art. 106, Italian Legislative Decree 385/93 was held to discuss and resolve upon the following

Agenda

1. Examination and approval of the financial statements and notes to the financial statements as at 31 December 2009; Annual Report on Operations; Independent Auditors’ Report; related resolutions;
2. Determination of CEO remuneration for 2010;
3. Preliminary examination of new regulations introduced by Italian Legislative Decree no. 39/2010, the “Auditors Decree”; related resolutions;
4. Resolution pursuant to art. 2497 et seq. of the Italian Civil Code.

By unanimous decision of persons present, the CEO, Antonio Bertani, assumes the chair and confirms the following:

- the general meeting was duly called by notice issued via fax on 16 April 2010;
- the Sole Investor Stichting Melograno 3, with a 10,000 euro investment equal to 100% of capital, is represented via standard proxy (confirmed and duly deposited in company records) by Massimo Armeni;

Attendance as indicated above is documented in Appendix A attached.

The Chairman then asks members present to declare any restrictions in their voting rights, pursuant to current legal regulations and, in particular:

- Article 110, Italian Legislative Decree no. 385 of 1 September 1993, as amended, providing the Consolidated Law on Banking, and the related Bank of Italy Instructions of 31

December 1993;

- Article 108, Italian Legislative Decree no. 385 of 1 September 1993, as amended, providing the Consolidated Law on Banking, and the related Italian Treasury Decree no. 517 of 30 December 1998; thereafter confirming that no investor reports restrictions to their voting rights.

The Chairman further confirms that, to verify due constitution of this General Meeting of Investors and their legal right to vote, the company performed the following controls, and that no voting right restrictions were identified:

1. control of entries in the Investors' Register and in the Register of Companies;
2. verification, based on information held by the company, of persons with indirect investments in the company, and whether in reference to legally established limits said persons issued the disclosure required by law prior to the date of this meeting.

The Chairman then confirms that, based on available information, no impediment exists with regard to the exercise of voting rights. This general meeting is therefore declared to be duly and validly constituted.

With the permission of attendees, the Chairman asks Massimo Armeni, who accepts, to act as secretary to the Meeting.

The agenda is then examined.

1. Examination and approval of the financial statements and notes to the financial statements as at 31 December 2009; Annual Report on Operations; Independent Auditors' Report; related resolutions

The Chairman briefly illustrates the Financial Statements as at 31 December 2009, which closed with a break-even result, and the report on corporate governance and ownership structure.

The Chairman informs the Meeting that article 123-*bis*, subsection 4 of the Consolidated Law on Finance has introduced compulsory preparation of the corporate governance and ownership structure report, which constitutes a section of the Annual Report on Operations.

The Chairman states that for the first time the statement on the financial statements required under art. 154-*bis*, subsection 5 of the Consolidated Law on Finance has also been prepared, using Annex 3C-*ter* to art. 81-*ter* of the Consob Regulation.

He then reads aloud the Independent Auditors' Report.

The Chairman reminds attendees that the documents illustrated will be attached to these minutes and will therefore be transcribed into the Register of Investors' Meetings.

The Chairman declares discussions open.

He then invites the Investors' Meeting to resolve in relation to the first point on the agenda. Having acknowledged the CEO's Report, by unanimous vote of all persons present with voting rights (representing 100% of capital), the Investors' Meeting approves the financial statements as at 31 December 2009 as prepared.

2. Determination of CEO remuneration for 2010

On invitation from the Chairman the Investors' Representative, Massimo Armeni, takes the floor and proposes to establish remuneration for the Chief Executive Officer for the year 2010 in the total sum of 7,000 euro, including the cost of the insurance policy for third party liability of directors and statutory auditors, payable in two instalments expiring 30.5.2010 and 30.11.2010.

By unanimous vote of all persons present with voting rights (representing 100% of capital), the Investors' Meeting approves the proposal to establish remuneration for 2010 in the total sum of 7,000 euro, including the cost of the insurance policy for third party liability of directors and statutory auditors, payable in two instalments expiring 30.5.2010 and 30.11.2010.

3. Preliminary examination of new regulations introduced by Italian Legislative Decree no. 39/2010, the "Auditors Decree"; related resolutions;

The Chairman informs the Investors' Meeting that on 23 March 2010, Italian Legislative Decree no. 39 of 27 January 2010 was published (in Ordinary Supplement no. 58, Official Journal no. 68), concerning the implementation of Directive 2006/437/EEC on separate and consolidated financial statements, amending Directive 78/660/349/EEC and repealing Directive 84/253/EEC, the "Auditors Decree", which entered into force on 7 April 2010 except for the transitional regime contained in art. 43 of the Decree.

This Decree provides a consolidated regulatory text containing all provisions on statutory audit, repealing certain legal texts and coordinating provisions currently contained in the Italian Civil Code, the Consolidated Law on Banking, the Consolidated Law on Finance and the Private Insurance Code.

The Chairman reports that article 16, paragraph a) of the "Auditors Decree" states that: "**Public interest companies** are Italian companies that are issuers of securities admitted to trading on Italian and EU regulated markets and issuers that have requested admission to trading" and consequently Credico Finance 8 Srl appears to fall under the definition of "**Public interest companies**".

Subsection 2 of the Auditors Decree then specifies that "in public interest companies, subsidiaries, parent companies and companies subject to joint control with public interest companies, statutory audit cannot be conducted by the board of statutory auditors".

Without prejudice to future Consob Regulations envisaged under the decree, which could offer exemption to a number of companies from some or all of the obligations envisaged in the Auditors Decree and include others, the Decree in question appears to introduce the obligation for Credico Finance 8 S.r.l. to appoint independent auditors with a 9-year assignment.

The Chairman reports that the very recent publication of the "Auditors Decree" in the Official Journal is causing considerable interpretation and application difficulties, at least in part immediately applicable following its entry into force (7 April 2010), and as no transitional period is envisaged it is to be hoped that a better assimilation, understanding and application of the new regulations introduced by the decree will be issued.

The President emphasises that, given the new regulations illustrated, Credico Finance 8 S.r.l. will need to make certain amendments. Specifically, given the wording of art. 16, paragraph a) and in particular the reference to securities trading on Italian and EU regulated markets, it is important to ascertain whether the regulation definitely applies without uncertainty to Credico Finance 8 S.r.l. which, as is well known, is an issuer of securities admitted to trading on an EU regulated market (Ireland) but not on Italian regulated markets.

Secondly, art. 16, subsection 2 of Decree 39/2010 refers to the Board of Statutory Auditors, specifying that "in public interest companies statutory audit cannot be conducted by the Board of Statutory Auditors" and art. 13 states that "on justified recommendation from the supervisory body the General Meeting may appoint a statutory auditor and determine fees payable to the statutory auditor or independent statutory auditor for the entire duration of the assignment..."

Lastly, art. 19 of the Auditors Decree envisages an Internal Control and Audit Committee for

public interest companies, and that such a Committee shall be the Board of Statutory Auditors (or the Supervisory Board of companies adopting the two-tier administration and control system or the Management Board of companies adopting the one-tier administration and control system).

Art. 19 of the Auditors Decree therefore refers to companies that have appointed a Board of Statutory Auditors and have administration and control systems typical of public limited companies (S.p.A.s)

The Chairman therefore states that, in many aspects, the regulations do not appear suited to the situation of Credico Finance 8 S.r.l. which, as is well known, has not appointed a Board of Statutory Auditors, at least until now, as it was not required to do so by law.

Having emphasised certain points of the Auditors Decree that must be clarified, the Chairman states that the newly-introduced regulations cannot be ignored and nor can their entry into force on 7 April 2010, but points out that it is also important in any event to further study the content, extent and implications for Credico Finance 8 S.r.l. and, last but not least, the possible need to appoint a Board of Statutory Auditors.

The Chairman therefore proposes that Investors await the hoped-for legal clarification and issue of the Consob Regulation which, jointly with the Bank of Italy, should amongst other things – in accordance with art. 16, subsection 5, paragraph a) of the Auditors Decree – govern exemption scenarios for public interest companies, and in the meantime with support from Fis Full Integrated Solutions S.p.A. further study the critical points reported at this Meeting.

The Chairman reports that, based on his powers to act, on 22 July 2009 he signed a contract with Reconta Ernst & Young S.p.A. regarding audit of the financial statements for the period 2009-2011, for a total of 8,000.00 euro per year, together with accessory costs in a lump sum of 5% plus VAT, and briefly illustrates the content of that proposal, inviting the Meeting to resolve on this matter.

The Investors' Meeting acknowledges the contract signed on 22 July 2009 between the CEO and the independent auditors Reconta Ernst & Young S.p.A. for the audit of 2009-2011 financial statements, for the sum of 8,000 euro per year, together with 5% lump sum accessory costs and plus VAT, briefly illustrating the content.

After brief discussion, and as confirmed by the Chairman, the Investors' Meeting unanimously

resolves

- to confer powers upon the CEO and Fis Full Integrated Solutions S.p.A. to further study the new regulations contained in the recently issued Auditors Decree, and in particular the consequences and implications of that Decree for the company, reserving the right to meet and resolve upon possible appointment of the independent auditors in compliance with effectively applicable law as soon as the necessary legal clarification and Consob Regulations on statutory audit are available.

4. Resolution pursuant to art. 2497 et seq. of the Italian Civil Code.

Moving on to discuss the fourth item on the agenda, the Chairman reminds the Meeting that, on entry into force of the corporate law reform, certain "Management and Coordination" regulations were introduced. He then provides a detailed illustration of the content of art. 2497 et seq. of the Italian Civil Code.

Specifically, he points out that, amongst other things, art. 2497-*bis* envisages that companies must indicate in their corporate documents and correspondence the company or organisation, if any, responsible for management and control of its business activities and the CEO must ensure that a special disclosure is issued to the Register of Companies.

The Chairman then invites the Meeting to resolve on this matter.

After a brief discussion and having examined the regulatory content of article 2497 et seq. of the Italian Civil Code, the Investors' Meeting unanimously agrees that Credico Finance 8 S.r.l. is not subject to management and coordination by any other party.

There being no other points for discussion and no person requesting the floor, the Chairman declares the General Meeting of Investors closed at 10:40:00 hours.

The Secretary

Massimo Armeni

The Chairman

Antonio Bertani

ANNEX A

COMPANY CREDICO FINANCE 8 S.R.L.

GENERAL MEETING OF INVESTORS OF 28 APRIL 2010

COMPANY CAPITAL 10,000 EURO

List of Attendees

INVESTOR	Represented by:	% Investment
Stichting Melograno 3	Massimo Armeni	100%
Total capital (Euro)		10.000,00
SECRETARY	Massimo Armeni	
CHAIRMAN	Antonio Bertani	

Chief Executive Officer

Antonio Bertani

Credico Finance 8 S.r.l.

BALANCE SHEET

as at 31 December 2009

(amounts expressed in euro)

	2009	2008
<u>BALANCE SHEET</u>		
ASSETS		
60 Receivables	9.454	9.693
120 Tax assets	-	1
(a) current		1
(b) prepaid		
140 Other assets	94.114	633
TOTAL ASSETS	103.568	10.327

	2009	2008
LIABILITIES AND EQUITY		
70 Tax liabilities	550	-
a) current	550	
b) deferred		
90 Other liabilities	93.018	327
120 Capital	10.000	10.000
180 Profit (Loss) this financial year	0	0
TOTAL LIABILITIES AND EQUITY	103.568	10.327

Credico Finance 8 S.r.l.

INCOME STATEMENT

as at 31 December 2009

(amounts expressed in euro)

	2009	2008
10 Interest income and similar revenues	2	3
20 Interest expense and similar charges		(169)
Interest margin	2	(166)
Intermediation margin	2	(166)
110 Administrative costs:	(150.134)	(14.365)
a) staff costs	(8.835)	
b) other administrative costs	(141.299)	(14.365)
160 Other operating income and expenses	150.683	14.531
Operating result	551	0
Profit (Loss) on Current Assets before tax	551	0
190 Income tax for the year on current operations	(551)	0
Net Profit (Loss) on Current Assets	0	0
200 Net profit (losses) from discontinued operations		
Profit (Loss) for the year	0	0

Credico Finance 8 S.r.l.

NOTES TO THE 2009 FINANCIAL STATEMENTS

COMPANY PURPOSE

The sole purpose of the company, incorporated on 27 April 2006, is the securitisation of loans in accordance with Italian Law no. 130 of 30 April 1999.

COMPANY PURPOSE

The sole purpose of the company, incorporated on 29 July 2005, is the securitisation of loans in accordance with Italian Law no. 130 of 30 April 1999.

FORMAT AND CONTENT OF THE NOTES TO THE FINANCIAL STATEMENTS

These Notes to the Financial Statements are divided into parts as follows:

Part A – Accounting Standards

Part B – Balance Sheet data

Part C – Income Statement data

Part D – Other information

Each part of the Notes to the Financial Statements is divided into sections illustrating every aspect of company business. The sections contain both qualitative and quantitative information.

PART A – ACCOUNTING STANDARDS

A.1 General Section

Section 1: Statement of compliance with international accounting standards

The financial statements as at 31 December 2009 were prepared according to International Financial Reporting Standards and International Accounting Standards (“IFRS”, “IAS” or “international accounting standards”).

IAS/IFRS international accounting standards, issued by IASB (the International Accounting Standards Board), are a series of standard criteria for the preparation of company financial statements which aim to render the statements more easily comparable in a context characterised by increasing competition and globalisation.

In Europe, the application of IAS/IFRS standards was introduced for the consolidated financial statements of listed companies by EC Regulation 1606 of 19 July 2002.

The European Community finalised their approval for the application of IAS/IFRS standards in December 2004, on ratification of IAS 39 in relation to financial instruments.

In Italy, Legislative Decree no. 38 of 28 February 2005 extended the application of IAS/IFRS standards, within the framework of options permitted by the European Regulation, to the separate financial statements (optional for 2005 and compulsory from 2006) of listed companies, banks, regulated finance companies and unlisted insurance companies.

The Bank of Italy, in the context of its regulatory powers conferred by Italian Legislative Decree no. 38 of 28 February 2005 and to complete the regulatory framework, issued its first version of the “Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies” by Order dated 14 February 2006, later replaced and amended by Order dated 16 December 2009, upon which the financial statements are based.

Pursuant to Italian Legislative Decree 38/2005 the decision regarding application of IAS/IFRS standards is irrevocable.

Credico Finance 8 S.r.l., in compliance with the provisions of Italian Legislative Decree 38/2005, adopted IAS/IFRS standards for the preparation of its own financial statements as of 2006.

The financial statements are expressed in euro, the operating currency of the company. The statements and notes to the financial statements, unless otherwise indicated, are expressed directly in euro.

Section 2: General preparation principles

The financial statements comprise the balance sheet, income statement, statement of comprehensive income, statement of changes in equity, cash flow statement and these notes to the financial statements, and are accompanied by the CEO’s annual report on operations. The balance sheet and income statement tables contain items, sub-items and additional data (those indicated by “of which” in the items and sub-items).

The financial statements are prepared in accordance with general principles indicated in the Framework for the preparation and presentation of financial statements, with particular regard to the basic principles of substance over form, of going concern assumptions and the concept of relevance and materiality of data.

The financial statements are prepared on an accruals basis and with a view to the business as a going concern.

Items with blank values for both the reference and previous years are not shown.

The notes to the financial statements include information as required under Bank of Italy Instructions of 16 December 2009, “Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies” and other information required to meet international accounting standards.

The identification of financial assets and liabilities in the notes to the financial statements, pursuant to Bank of Italy implementing provisions for art. 9, Italian Law 38/2005, is performed in compliance with international accounting standards and highlights the separation of securitisation assets from company assets. These arrangements are also in line with the terms of Italian Law 130/99, according to which the loans relating to each securitisation constitute equity separate to all effects and purposes from that of the company and from that relating to other transactions.

In order to provide complete information, it should be mentioned that IAS 39 treatment of financial assets and/or groups of financial assets and liabilities arising from securitisations is still under consideration by the accounting standards interpretation committees.

Securitisations

The presentation format for the securitisation accounts fully complies with the aforementioned "Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies" issued by the Bank of Italy on 16 December 2009.

The regulations indicated in the Instructions appear to be in line with the content of the previous Instructions of April 2000 and with Italian Law 130/99 (the "Law on Securitisation"), which states that "loans relating to each securitisation constitute equity separate to all effects and purposes from that of the company and from that relating to other transactions".

Information regarding the securitisation is provided in a separate section of the Notes to the Financial Statements and does not form part of the Financial Statements tables. Consequently, securitisation-related values are not affected by the application of IAS/IFRS.

With reference to this type of transaction, Bank of Italy instructions specifically state that:

- a) accounting information relating to each securitisation should be indicated separately in the Notes to the Financial Statements;
- b) the information must contain all necessary data of a qualitative and quantitative nature to provide a clear and complete representation of each transaction.

In particular, the Bank of Italy requires that the Notes to the Financial Statements include a minimum of information as specified below.

In part D, "Other information", a section must be included to summarise the following: total loans acquired (nominal and disposal value); total securities issued, distinguished by category and related level of subordination. It remains implicit that the provision requiring that all information, even where not specifically requested, is included to provide a full picture of the situation, whilst information which, by nature or for its excessive content, reduces the clarity and immediate understanding of the information documented, should be omitted.

For each securitisation a special section ("F") should be included, illustrating at least the following information:

Qualitative information:

- description and progress of the transaction;
- parties involved;
- description of the issues;
- contingent financial transactions;
- operational rights of the transferee company and, if different, of the issuer.

Quantitative information

- position of loans at the time of disposal; increases and decreases in value during the financial year in question; position of loans at the end of the financial year;
- development of past due loans;
- cash flows for the year;
- position of guarantees and liquidity resources;
- breakdown of securitised assets and liabilities by residual life;
- breakdown of securitised assets by geographic location;
- indications regarding the level of portfolio split.

For further information on the securitisation, reference should be made to subsection F, part D "Other

Information” in these Notes to the Financial Statements.

Section 3: Events after the financial statements date

In the period between closure of the financial year and the date of approval of the financial statements, there were no events of significant impact on operations or on the economic results.

The securitisation proceeded normally.

A.2: NOTES ON THE MAIN ITEMS OF THE BALANCE SHEET

RECEIVABLES

Recognition criteria

Receivables refer to amounts due from customers and from banks envisaging fixed or calculable payments, and which are not listed on an active market. The item represents total deposits and open current account balances.

Classification criteria

Receivables are not initially classified as financial assets available for sale.

Valuation criteria

Receivables are valued at their amortised cost. This criterion does not apply to receivables of less than short-term value, for which recognition is at original cost. At each reporting date receivables are subjected to impairment testing.

Derecognition criteria

Receivables are derecognised when the asset concerned is transferred, with substantial transfer of all related risks and benefits, on expiry of contractual rights or when the receivable is considered completely irrecoverable.

Income item recognition criteria

Income items are represented by revenues from interest income on current accounts.

DEFERRED AND CURRENT TAXES

Recognition criteria

The recognition of current tax assets and liabilities derives from obligations related to income tax regulations in force.

The recognition of deferred tax assets and liabilities is based on temporary differences taxable or deductible in future periods.

In accordance with IAS 12, current assets and liabilities can be offset.

Classification criteria

This item includes current and deferred tax assets and liabilities.

Valuation criteria

Tax provisions are determined on the estimated current and deferred tax payables, calculated according to applicable tax rates.

Deferred tax liabilities are always calculated. Deferred tax assets are calculated if it is reasonable to assume they are recoverable.

Derecognition criteria

Current tax assets and liabilities are cancelled at the time of payment envisaged under current tax regulations.

Deferred taxes are cancelled when recorded temporary differences become taxable or deductible.

OTHER ASSETS

Recognition, classification, valuation, derecognition and identification of income items

Receivables resulting from the chargeback of costs sustained in relation to assigned equity are recognised at the moment in which provision of the service is completed or the costs are incurred, i.e. the moment in which the company may rightfully claim payment.

OTHER LIABILITIES

Recognition, classification, valuation, derecognition and identification of income items

These items are recognised at their nominal value and settlement is expected within the normal business cycle of the Company, therefore no deferral is planned. Initial recognition of payables is at fair value, normally corresponding to the amount paid, including any accessory income and/or charges.

COMPANY CAPITAL

Company capital is recognised net of subscriptions called but not yet paid.

COSTS AND REVENUES

Recognition, classification, valuation and derecognition criteria

Costs and revenues are recognised to the balance sheet according to their nature and on an accruals basis.

Costs are recognised to the income statement when a decrease in future economic benefits arises, leading to decreased assets or increased liabilities, the value of which can be reliably determined. Revenues are recognised to the income statement when an increase in future economic benefits arises, leading to increased assets or decreased liabilities the value of which can be reliably determined. Therefore the link between costs and revenues is based on the direct association between costs incurred and the achievement of specific revenue items.

Given the exclusive business operations of the company, any operating costs, interest income and tax payable are recognised separately to equity, limited to the amount necessary to guarantee the company's equity and financial stability, in accordance with contractual provisions. This amount is recognised to "other operating income".

A.3: FAIR VALUE DISCLOSURES

This part contains no information as the company does not possess financial instruments measured at fair value.

PART B – BALANCE SHEET DATA

Balance sheet data are expressed in euro.

ASSETS

Section 6 – Receivables (Item 60)

6.1 “Due from banks”

2009	2008
9,454	9,693

This item comprises positive current account balances.

	2009	2008
1. Deposits and current accounts	9,454	9,693
2. Loans		
2.1 Repo agreements		
2.2 Finance leases		
2.3 Factoring		
- with recourse		
- without recourse		
2.4 Other loans		
3. Debt securities		
- structured securities		
- other debt securities		
4. Other assets		
Total Book Value	9,454	9,693
Total Fair Value	9,454	9,693

This item refers to the positive balance of the current account held with Credito Bergamasco S.p.A.

Section 12 – Tax Assets and Tax Liabilities (Assets Item 120 and Liabilities Item 70)

This item includes current and prepaid tax assets and liabilities.

12.1 Breakdown of Item 120 “Tax assets: current and prepaid”

	2009	2008
Tax assets		
1. Current	0	1
2. Prepaid		
Total	0	1

12.2 Breakdown of Item 70 “Tax liabilities: current and deferred”

	2009	2008
Tax liabilities		
1. Current	550	0
2. Deferred		
Total	550	0

The breakdown of tax liabilities is as follows:

	2009	2008
Withholding tax	1	0
IRES credit (production tax)	1	0
IRES payable	(153)	0
IRAP payable	(399)	0
Total current tax liabilities	550	0

Withholding tax relates to sums withheld on interest income matured as at 31 December 2009.

In 2009 line-by-line offsetting was performed for IRES so as to close the financial statements with a total IRES payable of 152 euro.

Section 14 – Other Assets (Item 140)

14.1 Breakdown of Item 140 “Other assets”

The breakdown of Other assets is as follows:

	2009	2008
Due from separate equity	94,114	633
Other loans	0	0
Total other assets	94,114	633

Amounts due from separate equity refer mainly to that due for chargeback of costs and revenues from company equity to separate equity.

LIABILITIES

Section 9 – Other Liabilities (Item 90)

9.1 Breakdown of Item 90 “Other Liabilities”

Other liabilities can be broken down as follows:

	2009	2008
- Payables to providers	86,534	327
- Invoices to be received	6,484	0
GENERAL TOTAL	93,018	327

Payables to providers are detailed below:

- FIS S.p.A.	85,547
- Grassi (notary public)	987
Total	86,534

Payables on invoices to be received are detailed below:

- Wilmington	6,484
Total	6,484

Invoices to be received mainly refer to notary public fees and operating costs for the two Stichtings with holdings in the company.

Section 12 – Equity (Items 120, 130, 140 and 150)

12.1 Breakdown of Item 120 “Capital:

Type		31/12/2009	31/12/2008
1.	Capital	10,000	10,000
	1.1 Ordinary shares	0	0
	1.2 Other shares	0	0

The fully subscribed and paid-up Capital can be broken down as follows, with related percentages:

Investors	Percentage Investment	Nominal Value Investment
Stichting Melograno 3	100%	10,000

PART C – INCOME STATEMENT DATA

Section 1 – Interest (Items 10 and 20)

1.1 Breakdown of Item 10 “Interest income and similar revenues”

Interest income includes interest on amounts due from lenders.

Item / Type	Debt securities	Loans	Other transactions	Total 31.12.2009	Total 31.12.2008
1. Financial assets held for trading					
2. Financial assets at fair value					
3. Financial assets available for sale					
4. Financial assets held to maturity					
5. Receivables					
5.1 Due from banks			2	2	3
5.2 Due from financial institutions					
5.3 Loans to customers					
6. Other assets					
7. Hedging derivatives					
Total			2	2	3

1.2 Breakdown of Item 20 “Interest expense and similar charges”

Item / Type	Loans	Securities	Other assets	Total 31.12.2009	Total 31.12.2008
1. Due to banks			0	0	169
2. Due to financial institutions					
3. Due to customers					
4. Securities in issue					
5. Financial liabilities from trading					
6. Financial liabilities at fair value					
7. Other liabilities					
8. Hedging derivatives					
Total			0	0	169

Section 9 – Administrative Costs (Item 110)

9.1 Breakdown of item 110.a “Staff costs”

Item/Segment	2009	2008
1. Employees		
a) wages and salaries		
b) social security costs		
c) employee termination indemnity		
d) welfare costs		
e) provisions for employee termination indemnity		
f) provisions for retirement benefits and similar commitments:		

- defined contribution plans		
- defined benefit plans		
g) payments to external supplementary pension funds:		
- defined contribution plans		
- defined benefit plans		
h) other costs		
2. Other staff in service		
3. Directors and Auditors	8,835	0
4. Staff laid off		
5. Cost recoveries for staff seconded to other companies		
6. Reimbursements for staff seconded to the company		
Total	8,835	0

This item refers exclusively to fees payable to the CEO for 2009. The company does not have a Board of Statutory Auditors.

9.2 Other information

	2009	2008
- accounting, administrative and tax advisory services	89,387	14,284
- notary public advisory services	12,498	81
- legal advisory services	4,385	0
- financial statements audit	10,080	0
- postal charges	164	0
- other administrative costs	77	0
- Stichting management	24,484	0
- certification costs	58	0
- bank charges and commissions	166	0
Total	141,299	14,365

Section 14 – Other operating income and charges (Item 160)

14.1 Breakdown of Item 160 “Other operating income and charges”

Item	2009	2008
1. Income		
1.1 Revaluations		
1.2 Profit from disposals		
1.3 Reversals		
1.4 Other income	151,402	15,041
2. Charges		
2.1 Write-downs		
2.2 Losses from disposals		
2.3 Impairment write-downs		
2.4 Other charges	(719)	(510)
Net result	150,683	14,531

Other income refers to the structural costs link account with breakdown as follows:

	2009
- accounting, administrative and tax advisory services	89,387
- notary public advisory services	12,498
- legal advisory services	4,385
- financial statements audit	10,080
- Chief Executive Officer fees	8,835
- postal charges	164
- other administrative costs	77
- Stichting management	24,484
- certification costs	58
- bank charges and commissions	166
- government concession tax	310
- annual Chamber of Commerce subscription	200
- stamp duty	79
- duty stamps and Chamber of Commerce fees	130
- IRES for the year	152
- IRAP for the year	399
- interest income	(2)
Total	151,402

The breakdown of other charges is as follows:

	2009
- government concession tax	310
- annual Chamber of Commerce subscription	200
- stamp duty	79
- duty stamps and Chamber of Commerce fees	130
Total	719

Section 17 – Income tax for the year on current operations (Item 190)

This item contains the tax charge as a balance between current and deferred tax, based on income for the year.

17.1.a Breakdown of item 190 “Income tax for the year on current operations”

	31/12/2009	31/12/2008
1. Current tax – IRES/IRAP	551	0
2. Change in current tax for previous years	0	0
3. Reduction in current tax this year	0	0
4. Change in prepaid tax	0	0
5. Change in deferred tax	0	0
Income tax for the year	551	0

The total taxes for 2009 were calculated according to current regulations.

17.2 Reconciliation between theoretical and balance sheet tax charges

	Taxable amount	Tax rate	Tax
Theoretical IRES	551	27.50%	152
Increases			
Non-deductible costs	0	27.50%	0
Actual IRES	551	27,50%	152
Theoretical IRAP	551	4.82%	27
Increases			
10% of other administrative costs	15,085	4.82%	726
General deduction	(7,350)	4.82%	(354)
Actual IRAP	8.286	4,82%	399

PART D – OTHER INFORMATION

D – GUARANTEES GIVEN AND COMMITMENTS

D.1 – Value of guarantees given and commitments

The company has not given guarantees to third parties, and has no commitments other than those indicated in Section F.

D.3 – Additional information

The Company had recorded no off-balance sheet transactions as at 31 December 2009 other than those indicated in section F.

F - SECURITISATIONS

Structure, Format and Valuation Criteria used in preparation of the Summary Statement of Securitisations and Securities Issued

The structure and format of the summary statement are in line with the requirements of Bank of Italy Instructions of 29 March 2000, "Financial Statements for Securitisation Companies", as updated by the "Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies" issued by the Bank of Italy, within the framework of its regulatory powers as conferred by Italian Legislative Decree 38 of 28 February 2005, in its Instructions of 16 December 2009.

As this was the first year of operations, there are no figures for the previous year.

As for the previous section of the Notes to the Financial Statements, amounts are expressed in euro unless otherwise indicated. Illustrated below are the valuation criteria adopted for the more significant items

which, in accordance with provisions of the aforementioned Bank of Italy Instructions, continue to comply with the criteria contained in Italian Legislative Decree 87/92.

Securitised assets

Securitized assets are recognised at their nominal value, representing the expected realisation value net of write-downs.

Utilisation of cash and amounts due from Banks

Receivables, represented by positive balances on current accounts held with banks, are recognised at their nominal value, corresponding to their estimated realisable value.

Securities issued

Securities issued are recognised at their corresponding nominal values. Series B securities are classed as asset-backed securities with limited recourse, and are reimbursed exclusively from sums collected on transferred loans.

Other liabilities, Accruals and Deferred Income/Expense

Liabilities are recognised at nominal value.

Accruals and deferred income or expense are calculated on an accruals basis, applying the general year-on-year matching principle.

Interest, Commissions, Other income and charges

Costs and revenues attributable to securitised assets and securities issued, interest, commissions, income and other costs and revenues are recognised on an accruals basis.

Derivatives

The spreads on the Interest Rate Swaps, stipulated as interest rate hedges, are recognised under costs in accordance with the accruals principle.

F.1 SUMMARY STATEMENT OF SECURITISED ASSETS AND SECURITIES ISSUED

	Position as at 31 December 2009 (in euro)
A. Securitised assets	362,292,546
A1 Loans	361,819,987
Nominal Value	361,819,987
A2 Securities	
A3 Other	472,559
A3 a) Accrued interest on existing loans as at 31 December	472,559
B. Utilisation of income from loan management	60,827,904
B1 Debt securities	
B2 Equity securities	
B3 Cash	60,827,904
B3 a) Cash in current account	58,609,681
B3 b) Due from Deutsche London for investments	-
B3 c) Other	2,218,223
C. Securities issued (nominal value)	408,022,008
C1 Class A securities	369,250,000
C2 Class B securities	38,772,008
D. Borrowings	0
E. Other liabilities	15,098,442
E1 Due to the parent company	94,114
E2 Providers	92,475
E3 Due to lending banks for interest matured	936,449
E3 Payables to BCC for the expenditure fund	50,000
E5 Accrued liabilities on Class A securities issued	7,351,316
E6 Excess spread on Class B securities	4,965,769
E7 Other	1,608,318
F. Interest expense from securities issued	12,317,085
F1 Interest on A securities	7,351,316
F2 Excess spread on junior securities	4,965,769
G. Securitisation-related commissions	1,378,622
G1 for servicing	1,019,668
G2 for other services	358,954
H. Other charges	177,171
I. Interest generated from securitisations	11,115,540
L. Other revenues	2,757,338
L1 Interest income from current accounts and investments	221,876
L2 Other	2,535,462

QUALITATIVE INFORMATION

F.2 DESCRIPTION AND PERFORMANCE OF THE SECURITISATION

On 23 February 2009, the following parties:

- BCC di Alba Langhe e Roero, with registered office at Corso Italia 4, Alba (CN), Italy;
- Banca di Teramo Credito Cooperativo - Società Cooperativa, with registered office at Viale Crucioli 3, Teramo, Italy;
- BCC Romagna Est Società cooperativa, with registered office at Corso Peticari 25/27, Savignano sul Rubicone (FO), Italy;
- BCC dell'Alta Brianza Alzate Brianza Società Cooperativa, with registered office at Via IV Novembre 549, Alzate Brianza, Italy;
- Banca di Ancona Credito Cooperativo Società Cooperativa, with registered office at Via Maggini 63/a, Ancona, Italy;
- Banca Suasa Credito Cooperativo S.c.r.l., with registered office at Via Vittorio Emanuele 1, San Michele al Fiume, Mondavio (PU), Italy;
- Banca di Cascina Credito Cooperativo Società Cooperativa, with registered office at Viale Comasco Comaschi 4, Cascina, Italy;
- BCC Vignole Società Cooperativa, with registered office at Via IV Novembre 108, Quarrata (PT), Italy;
- Credito Cooperativo Interprovinciale Veneto Società Cooperativa, with registered office at Via G. Matteotti 11, Montagnana (PD), Italy;
- BCC di Sant'Elena Società Cooperativa, with registered office at Via Roma, 10;
- BCC di San Giorgio e Meduno Società Cooperativa, with registered office at Via Richinvelda 4, San Giorgio della Richinvelda (PN), Italy;
- Banca San Giorgio e Valle Agno Credito Cooperativo di Fara Vicentino Società Cooperativa, with registered office at Via Perlina 78, Fara Vicentino (VI), Italy;
- Banca di Monastier e del Sile Credito Cooperativo S.c.r.l., with registered office at Via Roma 21/a, Monastier di Treviso (TV), Italy;
- Banca di Forlì Credito Cooperativo Società Cooperativa, with registered office at Corso della Repubblica 2/4, Forlì, Italy;

completed transfer without recourse to Credico Finance 8 S.r.l. of a portfolio composed of performing mortgage loans for a total nominal value of 408,022,008 euro. For these loans Credico Finance 8 paid 408,022,008 euro as the initial payment for acquisition, undertaking to reimburse each lending bank the interest matured as at 27 January 2009 (valuation date for the transferred portfolio).

The individual BCCs selected the portfolio for transfer according to criteria common to all and based on certain specific criteria identified in individual transfer agreements.

The general criteria for selection of the loans to be transferred are as follows:

- (a) for which any pre-amortisation period envisaged in the related loan agreement has ended;

- (b) derive from loan agreements envisaging full repayment by a date no later than 31 December 2038;
- (c) do not derive from loans with financial contributions of any kind pursuant to laws or agreements (e.g. subsidised or preferential-term loans), except for state aid envisaged in art. 2, Italian Decree law no. 185 of 29 November 2008, as converted to Law no. 2 of 28 January 2009;
- (d) do not derive from loans granted to Lending Bank employees;
- (e) do not derive from loans classed as “agricultural loans” pursuant to art. 43, Consolidated Law on Banking, even if the agricultural loan transaction was completed via a crop credit certificate;
- (f) derive from loan agreements which (i) in relation to all past due instalments, possibly excluding the last, none remain unpaid as at the valuation date, (2) in relation to which the final past due instalment as at the valuation date was paid in the fifteen days following the due date and (3) as at the due date have no instalments past due or unpaid for more than 15 days;
- (g) fully disbursed loans, for which there is no obligation and no option for further disbursements;
- (h) for which the transferees are natural persons resident or with tax domicile in Italy (including loans to micro-businesses);

except:

- (i) loans which, albeit performing, have at any time been classified as default in accordance with Bank of Italy Instructions;
- (ii) loans which, as at the due date, the related transferee (i) has informed the Lending Bank in writing of his/her acceptance of the rescheduling offer, (ii) has visited a branch of the Lending Bank and accepted the rescheduling offer, (iii) has by any other means accepted the rescheduling offer, pursuant to the “Tremonti Law”.

The nominal values of loans disposed of by each BCC were as follows:

BCC Alba	103,099,382
BCC Alta Brianza	17,739,102
BCC Ancona	18,868,813
BCC Cascina	10,187,668
BCC Crediveneto	39,835,432
BCC Forlì	20,655,928
BCC Meduno	14,208,024
BCC Monastier	49,193,163
BCC Romagna Est	42,077,386
BCC SanGiorgioValleAgno	24,320,327
BCC Sant'Elena	19,286,984
BCC Suasa	15,885,813
BCC Teramo	6,434,711
BCC Vignole	26,229,275
Total	408,022,008

In 2009 one position in the portfolio was reclassified as default. The residual capital debt value on this positions, net of any recoveries as at 31 December, was 86,747 euro. The reclassification to default led to non-payment of an excess spread equal to the default value.

The securitisation is proceeding in accordance with expectations.

F.3 INDICATION OF THE PARTIES INVOLVED

Transferors: BCC Alba, BCC Alta Brianza, BCC Ancona, BCC Cascina, BCC Crediveneto, BCC Forlì, BCC Meduno, BCC Monastier, BCC Romagna Est, BCC S.Giorgio Valle Agno, BCC Sant'Elena, BCC Suasa, BCC Teramo and BCC Vignole.

As servicers, the BCCs are responsible for the progress and monitoring of the transferred loans. In particular, they are responsible for loan management, any default and upkeep of the guarantees, ensuring necessary documentation.

Agent bank: Deutsche Bank AG London/Deutsche Bank S.p.A. Milan branch/ Deutsche Bank Luxembourg S.A.

The three banks act as the agent bank, transaction bank, principal and Italian paying agent, cash manager and computation agent. Specifically, Deutsche Bank Luxembourg SA acts as listing and paying agent in Ireland.

Hedging counterparties: JPMorgan Chase Bank, National Association

JP Morgan Chase Bank is the counterparty with which Credico Finance 8 stipulated two financial hedges (two Interest Rate Swaps) to hedge against structural interest rate risk.

Arranger and back-up Servicer: Iccrea Banca S.p.A.

This party acted as placing agent for placement of the securities on the market, in compliance with all related laws and contractual obligations. The bank also acts as back-up for loan management in the event of Servicer default.

Investors' Representative: KPMG Fides Servizi di Amministrazione S.p.A.

Administrative services: FIS Full Integrated Solutions S.p.A.

FIS S.p.A. provides administrative and accounting services to Credico Finance 8.

F.4 ISSUE CHARACTERISTICS

The issue is composed of three series of asset-backed securities, issued at par value on 27 February 2009, for a total nominal value of 402,022,008 euro, as follows:

Class A issue	369,250,000
Class B1 issue	9,799,382
Class B2 issue	634,712
Class B3 issue	3,977,386
Class B4 issue	1,689,102
Class B5 issue	1,818,813
Class B6 issue	1,535,813
Class B7 issue	937,668
Class B8 issue	2,479,275
Class B9 issue	3,785,432

Class B10 issue	1,836,984
Class B11 issue	1,358,024
Class B12 issue	2,320,326
Class B13 issue	4,643,163
Class B14 issue	1,955,928
Total	402,022,008

Amounts indicated in the table refer to securities tranching. As 18 months have not yet passed since issue, no repayment has been made.

Interest matures on the securities at the 3-month Euribor rate with the following spreads:

Class A:	+0.3%
----------	-------

The return on Class B securities is calculated annually on the basis of revenues from interest collected on the transferred loans, net of operating costs sustained by the SPV.

In 2009 there were no interest payment dates as the first is established as 5 January 2010.

Class A securities are listed on the Irish stock exchange and Moody's rating agency has assigned the following ratings:

Securities	Moody's Rating	Percentages	Amount in € mln
Class A	Aaa	90%	369.2
Class B	Not rated	10%	38.7

F.5 CONTINGENT FINANCIAL TRANSACTIONS

As an interest rate hedge on the series of securities, two Interest Rate Swap contracts were stipulated, divided into 2 classes corresponding to the floating rate applied to each portfolio transferred.

In accordance with rating agency agreements, each BCC injected liquidity into the SPV as a further guarantee against fluctuations in incoming cash flows from the loans and in outbound cash flows due to coupon payments. The original total involved, gradually reducing in compliance with certain contractual conditions, was 17,544 thousand euro (4,3% of the total portfolio transferred).

F.6 OPERATING RIGHTS OF THE TRANSFEREE COMPANY

Credico Finance 8 S.r.l. (as transferee and issuer) has operating rights limited by the Articles of Association. In particular, art. 3 states: "The sole purpose of the Company is the implementation of one or more securitisation, as envisaged under the terms of Italian Law no. 130 of 30 April 1999 via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, financed by means of the issue of securities (by the company or another company established pursuant to Law 130/99) under the terms of article 1, subsection 1, paragraph b) of Italian Law 130/1999, applying methods that exclude the assumption of direct credit risk to company equity. In compliance with this Law, loans relating to each securitisation to all effects and purposes constitute equity separate from that of the company and from that relating to other transactions, on which creditors other than holders of securities issued to finance the loan acquisitions have no power to act. To the extent permitted by the provisions of Law 130/1999, the company may conclude contingent financial agreements, stipulated with a view to the success of its securitisations, or in any event instrumental to the company purpose, together with reinvestment in other financial assets of funds raised through management of the acquired loans but which cannot immediately be utilised to satisfy rights deriving from the aforementioned securities.

All the main business activities related to securitisation management have been outsourced to third parties (see point F3).

QUANTITATIVE INFORMATION

F.7 LOAN-RELATED CASH FLOW DATA (amounts in euro)

	Balances as at launch of the securitisation	Decreases in Collections 2009	Other Decreases	Increases in interest	Balances as at 31 Dec. 2009
BCC Alba	103,099,382	11,386,748		2,292,217	94,004,851
BCC Teramo	6,434,711	1,377,927		178,969	5,235,753
BCC Romagna Est	42,077,386	6,224,198		1,006,209	36,859,397
BCC Alta Brianza	17,739,102	2,335,914		481,996	15,885,184
BCC Ancona	18,868,813	5,691,689		649,140	13,826,264
BCC Suasa	15,885,813	1,774,445		481,412	14,592,780
BCC Cascina	10,187,668	1,454,637		281,079	9,014,110
BCC Vignole	26,229,275	2,522,667		571,431	24,278,039
BCC Crediveneto	39,835,432	5,919,649		932,669	34,848,452
BCC Sant'Elena	19,286,984	2,886,882		641,642	17,041,744
BCC S.Giorgio e Meduno	14,208,024	1,886,161		445,050	12,766,913
BCC S.Giorgio Valle Agno	24,320,327	3,044,189		561,749	21,837,887
BCC Monastier	49,193,163	6,898,602		1,432,250	43,726,811
BCC Forlì	20,655,928	3,441,294		687,168	17,901,802
Total	408,022,008	56,845,002	0	10,642,981	361,819,987

“Increases in interest” refers to interest matured during the year and duly collected at the end of the reporting period.

F.8 DEVELOPMENT OF PAST DUE LOANS

Detailed below are the changes in 2009 in past due loans.

	Position at start of year	Increases during the year	Decreases during the year	Position at end of year
BCC Alba	-	6,737,740	6,718,909	18,831
BCC Teramo	-	132,787	108,899	23,888
BCC Romagna Est	-	3,550,049	3,530,658	19,391
BCC Alta Brianza	-	1,435,594	1,434,419	1,175
BCC Ancona	-	5,785,187	5,761,040	24,147
BCC Suasa	-	1,244,213	1,238,204	6,009
BCC Cascina	-	1,514,399	1,509,074	5,325
BCC Vignole	-	2,609,264	2,581,296	27,968
BCC Crediveneto	-	6,070,541	6,027,484	43,057
BCC Sant'Elena	-	127,642	112,992	14,650
BCC S.Giorgio e Meduno	-	1,286,568	1,192,765	93,803
BCC S.Giorgio Valle Agno	-	31,173	28,234	2,939
BCC Monastier	-	6,638,983	6,621,566	17,417
BCC Forlì	-	1,815,508	1,804,930	10,578
		38,979,648	38,670,470	309,178

The future development of the securitisation is in line with expectations.

F.9 CASH FLOWS

Cash and cash equivalents – opening balance		0
Outflows		
Loan acquisition	407,935,260	
Pay'ts to providers and corporate servicers	341,448	
Bank charges	1,081	
Investments	<u>50,399,831</u>	
Total outflows		458,677,620
Inflows		
Collection on securities issue	407,935,260	
Disinvestments	50,609,125	
Setup of expenditure fund	367,371	
Interest on loans	5,445	
Collections on loans	57,781,450	
Collections on coupons	<u>588,650</u>	
Total inflows		517,287,301
Total cash and cash equivalents as at 31.12.2009		58,609,681

The estimated cash flows for 2010 are in line with the amortisation plan for the loans transferred.

F.10 POSITION OF GUARANTEES AND CREDIT FACILITIES

As at 31 December 2009 the funding provided by the BCCs had not yet been utilised.

F.11 BREAKDOWN BY RESIDUAL LIFE

ASSETS

Maturity	N° positions	%	Residual debt	%
up to 3 months	4	0%	13,938	0%
3 months – 1 year	9	0%	59,842	0%
1 – 5 years	212	5%	7,501,252	2%
over 5 years	3,741	94%	354,158,208	98%
Default	1	0%	86,747	0%
Total	3,967	100%	361,819,987	100%

The loans transferred, all in Euro, have a maximum fixed maturity of 31 December 2038 and include four positions relating to borrowers not resident in Italy.

LIABILITIES

Class A securities totalling 369,250,000 euro have a legal maturity of July 2046 with repayment linked to collections on the loans transferred.

Class B securities of 38,772,008 euro are subordinated to the full repayment of capital and interest on Class A securities.

F.12 BREAKDOWN BY GEOGRAPHIC LOCATION

The breakdown by geographic location of the borrowers is as follows:

Maturity	N° positions	%	Residual debt	%
Italy	3,963	100%	361,335,251	100%
Eurozone countries	4	0%	484,736	0%
EU countries, not Eurozone		0%		0%
Other		0%		0%
Total	3,967	100%	361,819,987	100%

All loans are in Euro.

F.13 RISK CONCENTRATION

The level of portfolio split is illustrated below, with breakdown by category.

Amount range	N° positions	%	Nominal Value	%
up to 25,000 euro	209	5%	3,661,613	1%
25,000 – 75,000 euro	1,502	38%	77,109,953	21%
75,000 – 250,000 euro	2,197	55%	261,526,957	72%
over 250,000 euro	58	1%	19,434,717	5%
Default	1	0%	86,747	0%
Total	3,967	100%	361,819,987	100%

There are no individual loans of amounts exceeding 2% of the total portfolio.

Section 3 – Information on risks and related hedging policy

3.1 Credit risk

The Company has no credit risk. The securitised equity is separate to that of the Company.

3.2 Market risk

None.

3.3 Operating risk

None.

Section 4 – EQUITY DATA

4.1 Company equity

4.1.1 Qualitative information

In compliance with the provisions of art. 3, Italian Law 130/1999 the company was incorporated as a limited partnership (S.r.l.) with company capital of 10,000 euro.

Given the exclusive purpose of the company, its aim is long-term preservation of its equity, covering operating costs from its separate equity.

4.1.2 Quantitative information

4.1.2.1 Company equity: breakdown

Item/Values	2009	2008
1. Capital	10,000	10,000
2. Share premium	0	0
3. Reserves		
- profit		
a) legal	0	0
b) statutory	0	0
c) own shares	0	0
d) other	0	0
- other	0	0
4. (Own shares)	0	0
5. Valuation reserves		
- Financial assets available for sale	0	0
- Property, plant and equipment	0	0
- Intangible assets	0	0
- Foreign investment hedges	0	0
- Cash flow hedges	0	0
- Exchange differences	0	0
- Non-current assets and discontinued operations	0	0
- Special revaluation laws	0	0
- Actuarial gains/losses on defined benefit plans	0	0
- Portion of reserves relating to investments carried at equity	0	0
6. Equity instruments		
7. Profit (Loss) for the year	0	0
	0	0
	0	0
Total	10,000	10,000

4.2 Regulatory capital and capital ratios

Given the company purpose and information provided in Section 4.1, completion of this section does not considered applicable.

Section 5 – STATEMENT OF COMPREHENSIVE INCOME

Based on the Statement of Comprehensive Income, the company's profit/loss coincides with its comprehensive income.

Section 6 – RELATED PARTY TRANSACTIONS

6.1 Information on fees to strategic executives

Directors and Statutory Auditors Fees

On 24 April 2009 the ordinary General Meeting was held, during which resolution was passed in favour of an annual fee (net of VAT and professional emoluments) of 7,000 euro to the CEO for the current year.

Gross of VAT, professional contributions and other out-of-pocket expenses incurred for office purposes paid in 2009, the fees totalled 8,835 euro.

6.2 Loans and guarantees granted to directors and statutory auditors

No loans or guarantees were granted to the CEO.
The Company does not have a Board of Statutory Auditors.

6.3 Information on related party transactions

Pursuant to art. 2497(1) of the Italian Civil Code, company equity is distributed as follows:

Stichting Melograno 3 – 100%

None of these organisations has a management and coordination role.

Consequently there are no related party transactions to report.

Section 7 – Additional information

7.1 Average number of employees per category

- a) executives
- b) managers
- c) other personnel

By law, the company has no employees and relies upon outsourced services for its business operations.

7.2 Management and coordination

The company declares that its business operations are not subject to third party management and coordination.

Credico Finance 8 Srl
Chief Executive Officer
(Antonio Bertani)

CREDICO FINANCE 8 S.R.L.

STATEMENT OF COMPREHENSIVE INCOME

ITEMS – (IN EURO)	2009	2008
10. Profit (Loss) for the year	0	0
110. Total other income items after tax	0	0
120. Comprehensive income (Items 10 + 110)	0	0

CASH FLOW STATEMENT

A. OPERATIONS	2009	2008
1. Management	7,035	0
- interest income received (+)	2	3
- interest expense paid (-)		
- dividends and similar revenues (+)		
- net commissions (+/-)		
- staff costs (-)	(8,835)	
- other costs (-)	(135,534)	(14,875)
- other revenues (+)	151,402	15,041
- taxes (-)		
- costs/revenues for groups of discontinued assets, net of tax effects (+/-)		
2. Cash flow generated/absorbed by financial assets	(93,480)	32,502
- financial assets held for trading		
- financial assets measured at fair value		
- financial assets available for sale		
- due from banks		
- due from financial institutions		
- due from customers		
- other assets	(93,480)	32,502
3. Cash flow generated/absorbed by financial liabilities	86,206	(32,629)
- due to banks		
- due to financial institutions		
- due to customers		
- securities in issue		
- financial liabilities from trading		
- financial liabilities measured at fair value		
- other liabilities	86,206	(32,629)
Net cash flow generated/absorbed by operations	(239)	(127)
B. INVESTMENTS		
1. Cash flow generated by		
- disposal of equity investments		
- dividends collected on equity investments		
- disposal/redemption of financial assets held to maturity		
- disposal of property, plant and equipment		
- disposal of intangible assets		
- disposal of business segments		
1. Cash flow absorbed by		
- acquisition of equity investments		
- acquisition of financial assets held to maturity		
- purchase of property, plant and equipment		
- purchase of intangible assets		
- acquisition of business segments		
Net cash flow generated/absorbed by investments		

Credico Finance 8 S.r.l.

Annual report

Financial statements as at 31 December 2009

Dear Shareholders,

I hereby submit for your approval the financial statements as at 31 December 2009, the year closing with a break-even result and equity of 10,000 euro, comprising the balance sheet, income statement, statement of changes in equity, cash flow statement, statement of comprehensive income and notes to the financial statements.

Credico Finance 8 S.r.l. is a finance company, a securitisations SPV incorporated pursuant to art. 3, Italian Law no. 30 of 30 April 1999 and initially entered on the Special Register of financial intermediaries pursuant to art. 107 of the Consolidated Law on Banking. It is now included in the General Register according to art. 106 of the Consolidated Law as a result of the new regulations on “*Loan securitisations – Cancellation of SPVs from the Special Register*” issued by the Bank of Italy on 25 September 2009.

In accordance with the new regulations, loan securitisation companies pursuant to art. 3, Law no. 130 of 30 April 1999 are no longer required to be entered in the Special Register referred to in art. 107 of the Consolidated Law on Banking and are therefore officially cancelled.

The date of cancellation from the Special Register pursuant to art. 107 of the Consolidated Law on Banking and that of publication of the related Communication in the Official Journal was 20 October 2009.

As securitisation companies remain on the General Register pursuant to art. 106 of the Consolidated Law on Banking, the application of Bank of Italy instructions of 14 May 2009 is envisaged for such companies in relation to the register entry and cancellation methods, confirmation of requisites met by company officers and investors, disclosure obligations to the Bank of Italy, except with regard to Form AR1 (replaced by the Or.So reporting method).

In reference to the aforementioned Supervisory Instructions, securitisation companies must continue to submit statistical reports to the Central Risks Unit and Or.So reports (changes in corporate bodies), whereas they are no longer required to send the annual financial statements and disclosures on securitisations (pre-startup description, offering circular and investors’ report) to the Bank of Italy.

Furthermore, in relation to implementation in Italy of Directive 2004/109/EC standardising transparency obligations with regard to information on issuers whose securities are admitted to trading on a regulated market, the Directive essentially states a number of transparency and reporting obligations for such issuers, together with precise rules on issuer options for adoption of a “Home member country”.

If debt securities are issued for an amount equal to or higher than 1,000 euro, the Directive states that the issuer may choose either the country in which the company is registered or the country in which its securities are traded as its “Home member country”.

Given that the conditions are met, Credico Finance 8 S.r.l. has adopted Italy as its “Home member country”.

In doing so the company became subject to the application of Directive 2004/109/EC and art. 154-*bis* of the Consolidated Law on Finance. The Company has therefore appointed a

Chief Accounting Officer. The company is also required to file its annual and half-year financial statements with Borsa Italiana and Consob by the deadlines envisaged in art. 154-ter of the Consolidated Law on Finance.

As a listed issuer, with effect from 2009 the company is also required to prepare a corporate governance report in accordance with art. 123-bis, subsection 2, paragraph b) of the Consolidated Law on Finance, i.e. providing suitable information on the “Main characteristics of the risk management and internal control systems for the financial reporting process”. This obligation was introduced by Italian Legislative Decree 173/2008 containing the provisions for implementing Directive 2006/46 under Italian law. As article 10, Directive 2004/25/EC (the Takeovers Directive) does not apply to issuers with only bonds or other transferable securities without voting rights admitted to listing, as the Takeovers Directive offers the option for Member Countries and the option - adopted in Italy on introduction of art. 123-bis, subsection 5 of the Consolidated Law on Finance - of offering exemption from most of the disclosure obligations of art. 123-bis to issuers of securities other than shares traded on a regulated market, and given the particular organisational structure of securitisation SPVs, Credico Finance 8 has opted to prepare its Corporate Governance Report in summary format.

For the summary report in question, reference should be made to the specific paragraph of this Report.

Technical notes on reading of the financial statements

The financial statements were prepared in compliance with valuation and measurement criteria established by the International Financial Reporting Standards (IFRS) and International Accounting Standards (IAS), issued by the International Accounting Standards Board (IASB) and adopted by the European Commission according to the procedure contained in art. 6 of EC Regulation 1606/2002 of the European Parliament and European Council on 19 July 2002. The EC Regulation was fully implemented in Italy following issue of Italian Legislative Decree 38 on 28 February 2005, which became effective on 22 March 2005, in line with the Governor of the Bank of Italy Instructions issued on 16 December 2009.

Part A “Accounting Standards” of the notes to the financial statements indicates the reference international accounting standards adopted.

Company business

The sole purpose of the Company is the implementation of one or more securitisation, as envisaged under the terms of Italian Law no. 130 of 30 April 1999 via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, and financed by means of the issue of securities (by the company or another company established pursuant to Law 130/99) under the terms of article 1, subsection 1, paragraph b) and article 5 of Italian Law 130/1999, applying methods that exclude the assumption of direct credit risk to company equity.

In compliance with this Law, loans relating to each securitisation to all effects and purposes constitute equity separate from that of the company and from that relating to other transactions, on which creditors other than holders of securities issued to finance the loan acquisitions have no power to act. To the extent permitted by the provisions of Law 130/1999, the company may conclude contingent financial agreements, stipulated with a view to the success of its securitisations, or in any event instrumental to the company purpose, together with reinvestment in other financial assets of funds raised through

management of the acquired loans but which cannot immediately be utilised to satisfy rights deriving from the aforementioned securities.

On 23 February 2009 the company completed a securitisation on performing loans sold by 14 banks, more specifically: BCC Alba, Banca di Teramo e di Ascoli Società Cooperativa, Emilbanca Credito Cooperativo Bologna Scarl, Romagna Est BCC Società Cooperativa, BCC Alta Brianza Alzate Brianza Società Cooperativa, Banca di Ancona Credito Cooperativo società cooperativa, Banca Suasa Credito Cooperativo Scrl, Banca di Cascina Credito Cooperativo società cooperativa, BCC Vignole società cooperativa, Credito Cooperativo Interprovinciale Veneto società cooperativa, BCC Sant'Elena società cooperativa, BCC di S. Giorgio e Meduno società cooperativa, BCC San Giorgio e Valle Agno credito cooperativo di Fara Vicentino società cooperativa, Banca Monastier e del Sile credito cooperativo Scrl and Banca di Forlì credito cooperativo società cooperativa.

The transaction was submitted for prior approval of the Bank of Italy.

Own shares

The company does not possess own shares.

Partner relations

The breakdown of company capital is as follows:

100% Stichting Melograno 3

There were no transactions with company investors.

Research and Development

No specific research and development activities were performed.

Other information

The company is not subject to third-party Management and Coordination as established by Italian Legislative Decree 6/2003 and governed by articles 2497-2497*septies* of the Italian Civil Code.

Events after closing of the financial year

After 31 December 2009 the securitisation proceeded normally.

On the first interest payment date, 5 January 2010, and in compliance with the Order of Priority of Payments established under contract, payments were made to company creditors, in particular: service providers, interest on securities, part-repayment of interest on Series A securities, interest on derivatives and residual interest on series C securities.

Business forecast

Given the current intention not to perform new securitisations, operations will focus on normal advancement of the existing securitisation.

Report on corporate governance and ownership structure: The main characteristics of the risk management and internal control systems for the financial reporting process, pursuant to art. 123-bis, subsection 2, paragraph b), Consolidated Law on Finance.

The sole purpose of the Company is the implementation of one or more securitisation pursuant to Italian Law no. 130 of 30 April 1999 (“Law 130/1999”), as amended, via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, and financed by means of securities issued under the terms of art. 1, subsection 1, paragraph b), Law 130/1999. In compliance with this Law, loans relating to each securitisation to all effects and purposes constitute equity separate from that of the company and from that relating to other transactions, on which creditors other than holders of securities issued to finance the loan acquisitions have no power to act. To the extent permitted by the provisions of Law 130/1999, the company may conclude contingent financial agreements, stipulated with a view to the success of its securitisations, or in any event instrumental to the company purpose, together with reinvestment in other financial assets of funds raised through management of the acquired loans but which cannot immediately be utilised to satisfy rights deriving from the aforementioned securities.

In the context of its company purpose, in February 2009 the company launched a securitisation through the purchase of a series of loans en bloc from 14 BCCs (Italian cooperative banks) for a total par value of 408,022,008 euro. To purchase these securities the company issued asset-backed securities listed on the Irish stock market and junior securities. As protection against interest rate risk, solely in relation to the floating rate on coupons for securities issued as part of the securitisation, the company stipulated two Interest Rate Swaps.

Consequently, pursuant to art. 123-bis, Italian Legislative Decree no. 58 of 24 February 1998, the report on operations of issuers with securities listed on regulated markets must contain a specific section, the “Report on corporate governance and ownership structure”, which in accordance with subsection 2, paragraph b) of that article must provide information on the “main characteristics of the risk management and internal control systems for separate or consolidated financial reporting processes, as appropriate”.

In this respect it should be emphasised that the company is under no obligation to recruit employees. To pursue the company purpose and therefore also in relation to risk management and internal control systems for the financial reporting process, the company makes use of appointed ad hoc agents. The contractual documentation of the securitisation governs the appointment of agents and the specific activities each agent is expected to perform for the company. This information is also provided in Part D, Section F.3 of the Notes to the Financial Statements.

The agents are appointed from among persons who perform duties assigned by the company in a professional manner. Agents must complete their assignments in compliance with governing regulations and in such a way as to allow the company to promptly comply with all securitisation-related and legal obligations.

The main roles covered by such agents are as follows:

- (i) Servicers, responsible for the progress and monitoring of the transferred loans. In particular, they are responsible for loan management, any default and upkeep of the guarantees, ensuring necessary documentation;

- (ii) the Corporate Servicer, responsible for the company's administrative and accounting management;
- (iii) the Cash Manager, Computation Agent and Paying Agent, who perform duties related to such roles.

Specifically, the Servicer is the "party appointed to collect the transferred loans and to perform collection and payment services" pursuant to article 2, subsection 3, paragraph c), Law 130/1999. In accordance with art. 2, subsection 6 of Law 130/1999 the Servicer may be a bank or intermediary entered on the Special Register pursuant to art. 107, Legislative Decree no. 385 of 1 September 1993, responsible for verifying compliance of the transactions with law and the prospectus.

Also pursuant to the Bank of Italy Instructions of 23 August 2000, Servicers are responsible for both operational tasks and for guaranteeing the correct implementation of securitisations in the interest of investors and, in general, of the market.

Lastly, with regard to the financial statements, it should be mentioned that these are mainly prepared by the Corporate Servicer based on data provided by the Servicer.

The company's decision-making body performs regular monitoring of the aforementioned agents and approves the financial reports.

Allocation of results for the year

Dear Partners,

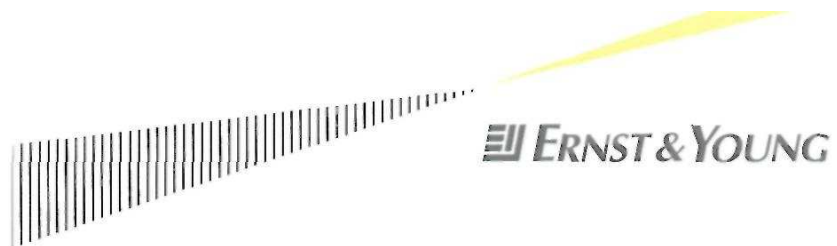
You are therefore invited to approve the Financial Statements as at 31 December 2009 which closed with a break-even result.

Chief Executive Officer

Antonio Bertani

C. FUNDING		
- issue/purchase of own shares		
- issue/purchase of equity instruments		
- distribution of dividends and other		
<i>Net cash flow generated/absorbed by funding</i>		
NET CASH GENERATED/ABSORBED FOR THE YEAR	(239)	(127)

RECONCILIATION	2009	2008
Cash and cash equivalents – opening balance	9,693	9,820
Total net cash flow generated/absorbed for the year	(239)	(127)
Cash and cash equivalents – closing balance	9,454	9,693



Reconta Ernst & Young S.p.A.
Via Po, 32
00198 Roma

Tel. (+39) 06 324751
Fax (+39) 06 32475504
www.ey.com

Credico Finance 8 S.r.l.
Financial statements as at 31 December 2009
Independent Auditors' Report

Independent Auditors' Report

To the investor of
Credico Finance 8 S.r.l.

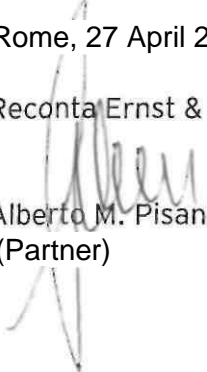
1. We have performed audit of the financial statements comprising the balance sheet, income statement, statement of comprehensive income, statement of changes in equity, cash flow statement and related notes to the financial statements of Credico Finance 8 s.r.l. as at 31 December 2009. The CEO is responsible for the preparation of Credico Finance 8 S.r.l. financial statements in compliance with the International Financial Reporting Standards adopted by the European Union and related enactment provisions of art. 9, Italian Legislative Decree 38/2005. Our responsibility is to express a professional opinion with regard to the financial statements based on the audit. This report is not issued in accordance with law as for the year ending 31 December 2009 Credico Finance 8 S.r.l. was not subject to audit pursuant to art. 2409-*bis* et seq. of the Italian Civil Code (now articles 14 and 16, Legislative Decree 39/2010).
2. Our audit was performed in accordance with audit principles issued by the Italian accounting profession and recommended by Consob. In compliance with the aforementioned principles, the audit was planned and performed in order to obtain all elements necessary to ascertain whether the financial statements contained significant discrepancies and whether the overall results are reliable. The auditing procedure involves test sampling examination of certified elements in support of balances and disclosures in the financial statements, together with an assessment of the suitability and accuracy of the accounting standards used and the fairness of estimates calculated by the CEO. We believe that the completed audit provides a reasonable basis for the expression of our professional opinion.

For our opinion on financial statements for the previous year, data from which is included this year for comparison purposes, reference should be made to our report issued on 23 April 2009.
3. In our opinion the financial statements of Credico Finance 8 S.r.l. as at 31 December 2009 comply with the International Financial Reporting Standards adopted by the European Union, and with enactment provisions pursuant to art.9, Italian Legislative Decree 38/2005. The statements were therefore prepared with clarity and truthfully and accurately represent the equity and financial position, economic result and cash flows of Credico Finance 8 S.r.l. for the financial year closed as at said date.
4. The Company performs only securitisations in accordance with Italian Law 130/99 and, in compliance with Bank of Italy Instructions of 16 December 2009, has identified the financial assets acquired, securities issued and other transactions performed as part of the securitisation in the notes to the financial statements and not in the balance sheet. The identification of financial assets and liabilities in the notes to the financial statements, pursuant to administrative provisions issued by the Bank of Italy in enactment of art. 9, Legislative Decree 38/2005, is performed in accordance with international accounting standards. These arrangements are also in line with the terms of Italian Law 130/99, according to which the

loans relating to each securitisation constitute equity separate to all effects and purposes from that of the company and from that relating to other transactions. In order to provide complete information, it should be mentioned that, according to international accounting standards, the treatment of financial assets and/or groups of financial assets and financial liabilities arising from securitisations is still under consideration by the accounting standards interpretation committees.

Rome, 27 April 2010

Reconta Ernst & Young S.p.A.


Alberto M. Pisani
(Partner)

Statement on the financial statements as at 31 December 2009 pursuant to art. 81-ter, Consob Regulation no. 11971 of 14 May 1999, as amended

The undersigned, Antonio Bertani, in his capacity as CEO and Chief Accounting Officer of Credico Finance 8 S.r.l., also taking into account the provisions of art. 154-*bis*, subsections 3 and 4, Italian Legislative Decree no. 58 of 24 February 1998

hereby confirms

the suitability in terms of business characteristics and actual application of the administrative and accounting procedures adopted in preparation of the financial statements as at 31 December 2009.

The sole purpose of the Company is the implementation of one or more securitisation, under the terms of Italian Law no. 130 of 30 April 1999, as amended, via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, and financed by means of the issue of securities under the terms of articles 1 and 5 of Italian Law 130/1999, excluding any option for the assumption of any direct risk to company equity.

It is also confirmed that the financial statements as at 31 December 2009:

- a) correspond to the accounting books and records;
- b) were prepared in compliance with International Financial Reporting Standards and International Accounting Standards (IAS/IFRS), with the provisions of Italian Legislative Decree 38/2005 and with the guidance in Bank of Italy Instructions of 14 February 2006 “*Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies*”.

Information regarding the securitisation is provided in a separate section of the Notes to the Financial Statements and does not form part of the Financial Statements tables. Consequently, values relating to the securitisation are not affected by the application of IAS/IFRS.

With reference to this type of transaction, Bank of Italy instructions specifically state that:

- accounting information relating to each securitisation should be indicated separately in the Notes to the Financial Statements;
 - the information must contain all necessary data of a qualitative and quantitative nature to provide a clear and complete representation of each transaction.
- c) the information appropriately represents a truthful and fair view of the equity, economic and financial position of the issuer and of the company as a whole.

Rome, 28 April 2010

Antonio Bertani – CEO
CREDICO FINANCE 8 S.r.l.
(signed)

Antonio Bertani – Chief Accounting Officer
CREDICO FINANCE 8 S.r.l.
(signed)